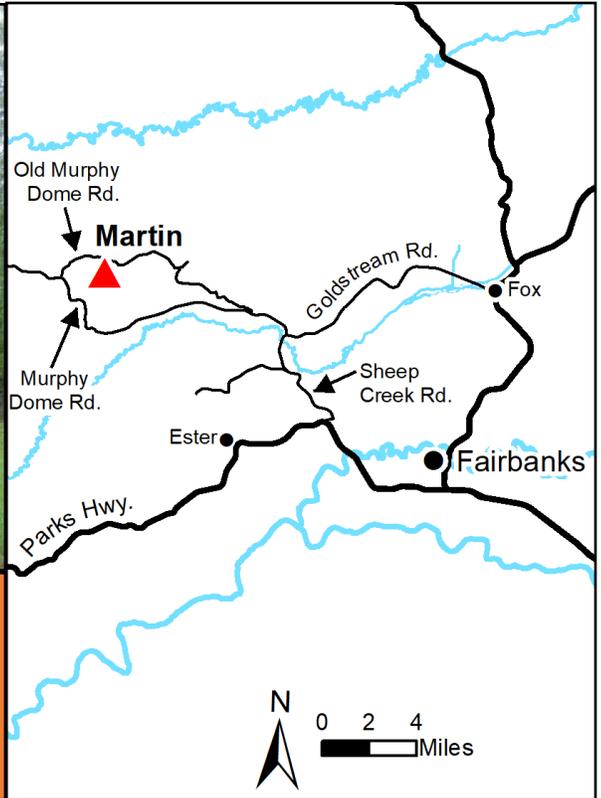


# MARTIN

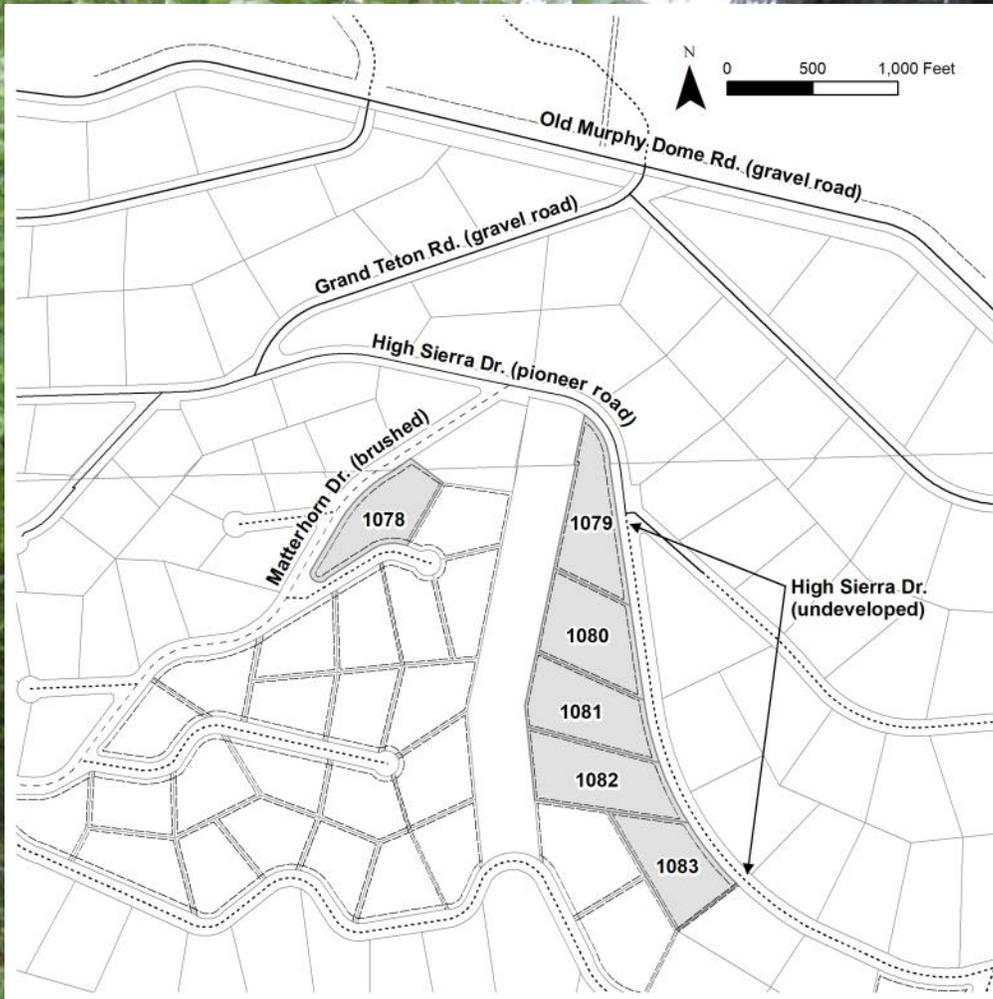


AN ELECTRICAL LINE WITHIN THE MARTIN SUBDIVISION

Why Buy? Martin Subdivision parcels are south facing parcels offering an out of town feel



Location	Martin Subdivision is located on the south side of Old Murphy Dome Rd., approximately 20 miles from Fairbanks.
Access	Access to these parcels is along dirt roads and undeveloped rights-of-way within the subdivision. Cascade Rd and Grand Teton Rd intersect Old Murphy Dome Rd and lead to High Sierra Dr. Parcels are accessed from High Sierra Dr and a series of undeveloped rights-of-way.
Utilities	There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see “Sewer and Water” under the “Developing Your Land” section in the “General Information” section of the brochure. Electricity is available within the subdivision. Buyers may need to extend the lines at their own expense.
Local Government	This area is within the boundary of the Fairbanks North Star Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions below. Please check with the borough for details of current ordinances.
Zoning	The Martin parcels are zoned Rural Estate (RE-4) by the Fairbanks North Star Borough. Use of these parcels is restricted by the zoning, please contact the borough for details.
Notes	Parcels in this subdivision may have abandoned improvements on the land. DNR has not necessarily inspected these parcels to determine if remaining debris is present. DNR is not responsible for the disposal of any existing debris.
Fire	This area is in a Critical Fire Management Option. See the "Fire and Burning Activities" section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility and public access easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Martin is survey ASLS 84-21, located in Sections 5, 6, 31, and 32, Township 1 North, Range 3 West, and Section 34, Township 2 North, Range 3 West, Fairbanks Meridian. The survey has been filed as plat 84-275 in the Fairbanks Recording District.
Right-of-Way	Some rights-of-way have been constructed. Other rights-of-way to these parcels are undeveloped.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1078	419089	2	7	5.361	\$14,800
1079	419123	36	7	6.563	\$17,000
1080	419122	35	7	6.688	\$17,200
1081	419121	34	7	6.586	\$17,100
1082	419120	33	7	6.923	\$17,600
1083	419119	32	7	5.836	\$15,800

*Note: Maps and photos included in this brochure are for graphic and visual representation only and are intended to be used as a guide. Photos of the individual parcels being offered are included in the appraisal report. It is the responsibility of the purchaser to review the appraisal and recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/> and <http://landsales.alaska.gov>.*